

Section 4-600

PD-GI Planned Development - General Industry.

- 4-601 Purpose.** This district is established primarily for medium industrial uses with a public nuisance potential, and necessary accessory uses and facilities, built in a well-coordinated and attractive manner to be compatible with surrounding land uses.
- 4-602 Size and Location.** Such districts shall be located primarily in the vicinity of Route 606, Dulles International Airport, or in areas served or to be served by public sewer and water, or alternate sewage facility systems approved by the County Health Department. Additional PD-GI districts may be permitted where consistent with the General Plan. When mapped, this district shall be no less than five (5) acres in size. Incremental and contiguous additions of a minimum of one (1) acre to an existing PD-GI zoning district shall be allowed. Incremental additions must demonstrate their relationship and compatibility with the previously approved district to which it is being added.
- 4-603 Permitted Uses.** The following uses shall be permitted in any PD-GI district; subject to the requirements and limitations of these regulations:
- (A) Agriculture, horticulture, forestry or fishery.
 - (B) Bakery, commercial.
 - (C) Distribution facility.
 - (D) Dry cleaning plant.
 - (E) Heavy equipment and specialty vehicle sales, rental, repair and accessory service.
 - (F) Manufacture, processing, fabrication and/or assembly, distribution of products, such as, but not limited to: Scientific and precision instruments, photographic equipment, communication, computation equipment, drugs, medicines, pharmaceutical, household appliances, toys, sporting and athletic goods, die-cut paperboard and cardboard, glass products made of purchased glass, electric lighting and wiring equipment, service industry machines, lithographic and printing processes, industrial controls, radio and TV receiving sets, watches and clocks, bags and containers, sanitary paper products, optical goods, electrical machinery, mobile homes, prefabricated and modular housing and components, dairy products, feed and grain, baked and confectioners' goods, farm machinery, fruit and vegetable processing, canning, storage.

- (G) Motor vehicle service and repair, heavy, with accessory motor vehicle sales, pursuant to Section 4-607(J).
- (H) Motor vehicle service and repair, light.
- (I) Post office, drop off and pick up.
- (J) Postal service, including overnight courier collection and overnight mail distribution facilities.
- (K) Printing service.
- (L) Park.
- (M) Public utility service center, with or without outdoor storage yard.
- (N) Radio and television broadcasting, relay station.
- (O) Recycling drop-off collection center, small, pursuant to Section 5-607.
- (P) Research, experimental, testing, or development activities.
- (Q) Warehousing facility.
- (R) Wholesale trade establishment.
- (S) Water pumping station.
- (T) Commuter parking lot.
- (U) Restaurant, carry-out only.
- (V) Business service establishment, excluding retail sales and outdoor.
- (W) Contractor service establishment, excluding retail sales.
- (X) Flex industrial use, pursuant to Section 5-608.
- (Y) Feed and Farm Supply Center.
- (Z) Auction house.
- (AA) Fruit processing, storage.
- (BB) Home service establishment.
- (CC) Sewer pumping station.

- (DD) Storage, building material or contractors equipment, coal, lumber.
- (EE) Utility substation, distribution, pursuant to Section 5-616.
- (FF) Storage, outdoor accessory.
- (GG) Utility substation, dedicated.
- (HH) Moving and storage company.
- (II) Telecommunications antenna, pursuant to Section 5-618(A).
- (JJ) Telecommunications monopole, pursuant to Section 5-618(B)(1).
- (KK) Telecommunications tower, pursuant to Section 5-618(C)(1).
- (LL) Vehicle wholesale auction, pursuant to Section 5-624.
- (MM) Motor vehicle sales limited to racecars.
- (NN) Training Facility.
- (OO) Health and fitness center, pursuant to Section 4-607(K).
- (PP) Recreation establishment, indoor, pursuant to Section 4-607(K).
- (QQ) Data center.
- (RR) Kennel, pursuant to Section 4-607(H) and Section 5-606.
- (SS) Uses auxiliary to permitted principal uses, such as, but not limited to restaurants, including carry-out but excluding drive-through facilities, personal care services, banks and financial institutions, and automobile service stations, not to exceed a total of twenty percent (20%) of the total floor area of the development.
- (TT) Veterinary service.
- (UU) Animal hospital, pursuant to Section 5-631.
- (VV) Outdoor Sales Area, Accessory, not to exceed 30 percent of the lot area.
- (WW) Firearm range, Indoor.
- (XX) Storage, Mini-Warehouse, pursuant to Section 5-665.
- (YY) Parking Lot/Valet Service, Long-Term.

(ZZ) Motorcycle or ATV sales, rental, repair and associated service.

(AAA) Motor vehicle rental, with outdoor vehicle storage only.

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Special Exception Uses. The following uses may be approved by the Board of Supervisors, and, if approved may be subject to certain conditions, pursuant to the provisions of Section 6-1300.

- (A) Asphalt mixing plant, pursuant to 4-607(H).
- (B) Auction facility, livestock, pursuant to 4-607(H).
- (C) Automobile graveyard, junk yard, pursuant to 4-607(H).
- (D) Borrow pit for road construction, pursuant to 4-607(H).
- (E) Storage, bulk gasoline, petroleum products, and natural gas, pursuant to 4-607(H).
- (F) Church, synagogue, temple, and mosque.
- (G) Civic, social, fraternal association meeting place.
- (H) Concrete mixing plant, pursuant to 4-607(H).
- (I) Utility generating plant and transmission facility, pursuant to 4-607(H).
- (J) Sewage treatment plant, pursuant to 4-607(H).
- (K) Solid waste incinerator, landfill or transfer station, pursuant to 4-607(H).
- (L) Water treatment plant, pursuant to 4-607(H).
- (M) Utility transmission lines, overhead.
- (N) Sawmill, pursuant to 4-607(H).
- (O) Vegetative waste management facility, pursuant to 4-607(H).
- (P) Utility substation, transmission, pursuant to Section 5-616.
- (Q) Bus terminal.
- (R) Fire and/or rescue station.

- (S) Material recovery facility, pursuant to 5-607(D), and Section 4-607(H).
- (T) Recycling drop off collection center, large, pursuant to Section 5-607, and Section 4-607(H).
- (U) Personal service establishment.
- (V) Mass transit facilities and stations, pursuant to Section 4-607(H).
- (W) Golf course.
- (X) Automobile service station.
- (Y) Printing plant.
- (Z) Water storage tank.
- (AA) Health and fitness center, which does not meet the criteria contained in Section 4-607(K).
- (BB) Crematorium.
- (CC) School, private, accessory to a church.
- (DD) Gas pumps accessory to a convenience food store, pursuant to Section 5-617.
- (EE) Car wash, accessory to a convenience food store, pursuant to Section 5-617.
- (FF) Police station.
- (GG) Outdoor Storage, Vehicles.
- (HH) Public School (elementary, middle or high).
- (II) Storage of empty solid waste vehicles and containers.
- (JJ) Recreation establishment, indoor, which does not meet the criteria contained in Section 4-607(K).
- (KK) Private School (Elementary, Middle, or High) for fifteen (15) or fewer pupils, pursuant to Section 5-655.
- (LL) Private School (Elementary, Middle, or High) for more than fifteen (15) pupils.

(MM) Craft Beverage Manufacturing, pursuant to Section 5-668, by Minor Special Exception.

4-605 Lot Requirements.

(A) **Size.** One (1) acre minimum.

(B) **Yards.**

(1) **Adjacent to roads.** Except where a greater setback is required by Section 5-1403(B), no building shall be permitted closer than thirty-five (35) feet to any road and no parking shall be permitted closer than twenty-five (25) feet to the right-of-way from any road. No outdoor storage, areas for collection of refuse, or loading space shall be permitted in such setbacks.

(2) **Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.** No building, outdoor storage, areas for collection of refuse, or loading area shall be permitted closer than one hundred (100) feet to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses. No parking shall be permitted closer than fifty (50) feet to any such districts and uses. No parking, outdoor storage, areas for collection of refuse, or loading space shall be permitted in areas between buildings and such agricultural districts, existing or planned residential districts, or land bays allowing residential uses where vehicles in such uses are visible from the said agricultural and residential areas. When a PD-GI lot, parcel and/or landbay is developed adjacent to an agricultural district, an existing or zoned residential district, or land bay allowing residential uses, which was zoned for agricultural or residential uses subsequent to the adoption of this zoning ordinance and subsequent to zoning of the subject property as PD-GI, the setback required in (B)(3) below shall apply.

(3) **Adjacent to Other Nonresidential Districts.** Fifteen (15) feet for buildings, parking, outdoor storage, and loading areas, except where a greater area is required by Section 5-1400. In the event that a single parcel is zoned for more than one non-residential zoning district, the applicable yard requirement shall be applied only at the property line and not at the zoning district line.